



## Development Services

520-432-9300  
developmentservices@cochise.az.gov  
www.cochise.az.gov  
1415 Melody Ln, Bdg F  
Bisbee, Arizona 85603

## Rezoning Application

The purpose of zoning is to guide the development of land in accordance with the County's Comprehensive Plan, and to promote the public health, safety and general welfare of the County's residents. Zoning districts specify permitted land uses, minimum lot sizes, and certain site development standards such as setbacks and screening. Because Cochise County encompasses a large and diverse area, there are 34 individual zoning districts, ranging from rural and residential districts to business and industrial districts. When property is rezoned, all uses permitted within the new district can be permitted on the rezoned parcel.

### Applicant Info

Name: Michael and Susan Drougas

Address: P.O. Box 593, Pearce AZ 85625

Phone:

Email:

Describe your relationship to this application (select one):



Property owner (skip next question)



Authorized agent

By typing their name below, the undersigned, registered property owner of the property subject to this application, hereby grants the authorized agent noted above to act on their behalf and take all actions necessary for the processing, issuance and acceptance of this permit or application. (See final page if there are multiple property owners)

Signature:

Date:

### Processing Fees

\$400 rezoning to SM-174 or SM-87, \$450 + (\$2/acre (\$1,500 max.)) rezoning to RU-2, \$500 + (\$10/acre (\$3,000 max.)) rezoning to SR, R, SM-36, SM-18, SM-9, \$500 + (\$15/acre (\$4,000 max.)) rezoning to all other districts. Applicants may pay online with a credit card or mail a check to the Development Services Department at 1415 W Melody Ln, Building F, Bisbee, AZ 85603, payable to the Cochise County Treasurer.

**Required Submittals**

This application



A concept plan



A copy of the neighborhood notification letter and any information provided to the public



A non-refundable processing fee

**Property Info**

Property Owner Name(s): Michael Drougas and Susan Drougas

Parcel Number(s) (APN): 11702314C, 11702313, 11702312, 11702309

Total Acreage: 7.49

Current Zoning Designation: SR-43

Proposed Zoning Designation: SR-174

Is the property a result of a new split or will the rezoning request result in more than one zoning district on a single tax parcel? If yes, a copy of a survey and associated legal description stamped by a surveyor or engineer licensed by the State of Arizona must be submitted with this application.



Yes



No

Is there a concurrent comprehensive plan amendment associated with this request?



Yes, state proposed category/designation



No

**Project Info**

Is this request consistent with all deed restrictions or private covenants in effect for this property? If applicable, please include a copy of these restrictions/covenants with this application.



Yes



N/A, no deed restrictions

**Project Info Continued**

Identify the utility company/service provider for each of the following services and state if additional provisions or future connections are required in the space below.

Service	Utility Company/Service Provider
Water/Well	Cistern - water delivered
Sewer/Septic*	Private Septic
Electricity	SVECC
Fire Protection	Sunsites-Pearce Fire District, 105 N. Tracy Road, Pearce 85625
Waste Disposal	C. Enter LLC

\* If the property is, or will be, served by a septic system, indicate the location of the septic system and the 100% expansion area on the site plan. State whether the system is existing or proposed.

**Supplemental Questions**

1. State the reason for this request and why it should be supported.

Using property for pasture for our horses. Building a shop and then later a house. Would like to preserve the rural property.

2. Describe all **existing** structures/uses present on the subject parcel. Note: Show the location and size of existing structures on the accompanying site plan.

Presently on the property is a cistern, a septic tank system, electric panel. loafing shed.

**Supplemental Questions Continued**

3. Describe all **proposed** structures/uses that will be placed on the parcel. Note: Show the location and size of proposed structures on the accompanying site plan.

We will have a house and a shop building on the property. And horse loafing structures.

4. Is the property adjacent to, or near, other parcels with the same zoning designation as what is being proposed? Explain.

No, the others parcels are presently SR 43.

5. Is the proposed zoning district more intense than the one in place currently? Please select one of the following statements:



Not applicable, this is a request to a LESS intense zoning district.



The proposed zoning is an extension of a similar density zoning within the area.



The proposed zoning provides a transition between an existing less intense district and a more intensive district or an arterial street.



The property can provide adequate protection to the adjacent less intense development in the form of enhanced screening, landscaping, setbacks, large lot size, building orientation, or other design measures.

6. What is the existing or proposed water source? If the property is, or will be, served by a private or shared well, show the existing or proposed location on the site plan.

existing water source is a cistern.

7. Estimate the total gallons of water needed for the existing use of the site (daily or annual usage)

Presently 80 gallons a day

8. Estimate the total gallons of water needed for the proposed use of the site (daily or annual usage)

Approximately 80 gallons a day

**Supplemental Questions Continued**

9. List any strategies you will use, on site, to minimize water use, recycle water, and/or enhance onsite natural recharge.

Setting up water catchers under roofs of Horse Loafing sheds.

10. Describe the permanent legal access to the property. State which streets or easements will be used by traffic to enter or exit the property. Specify whether the vehicular access is from a public road, private road, or easement, and label all legal access on the concept plan.

Palm Public road publicly maintained to West Justin.

West Justin is our property access - public road privately maintained.

West Quail Pass borders the south of our property, non-maintained two-track

11. What impact will this request have on the traffic volume of roads that serve the subject property?

None

12. How many driveway cuts are proposed along streets or easements to allow site access? State whether this is an increase/decrease and whether any existing cuts will need relocation.

Two. and increase because presently the property is vacant land.

**Supplemental Questions Continued**

13. Describe your citizen review process (if applicable). Specifically, state whether you received any responses to your mailed notice or public meeting. Explain how your rezoning application has incorporated the feedback you received. Submit a copy of any material provided to the public.

\*\*Will be taken care of by the SR 174 application process

14. Date of mailing by applicant:

15. Mailing radius:

16. Indicate whether the subject property occurs within the following (select at least one):

Within the Sierra Vista Sub-Watershed Overlay Zone

Within two miles of the San Pedro Riparian National Conservation Area

Within one mile of the Babocomari River

None of the above

I'm not sure

17. If the subject property is within one of the previously mentioned zones, are you interested in a voluntary retirement of development rights in exchange for a concomitant density increases elsewhere in the County?

Yes

No

Not Applicable



**Acknowledgments Continued, Prop 207 Waiver**

By typing their name below, the property owner acknowledges that the approval being sought by this application may cause a reduction in the existing rights to use, divide, sell or possess the private property that is the subject of this application. The property owner further acknowledges that it is the property owner who has requested the action sought by the filing of this application. Therefore, with full knowledge of all rights granted to the property owner pursuant to A.R.S. §12-1132 through 1138, the property owner does hereby waive any and all claims for diminution in value of the property with regard to any action taken by Cochise County as result of the filing of this application.

Signature (Property Owner): *Michael J Drougas*  
*Susan E Drougas*

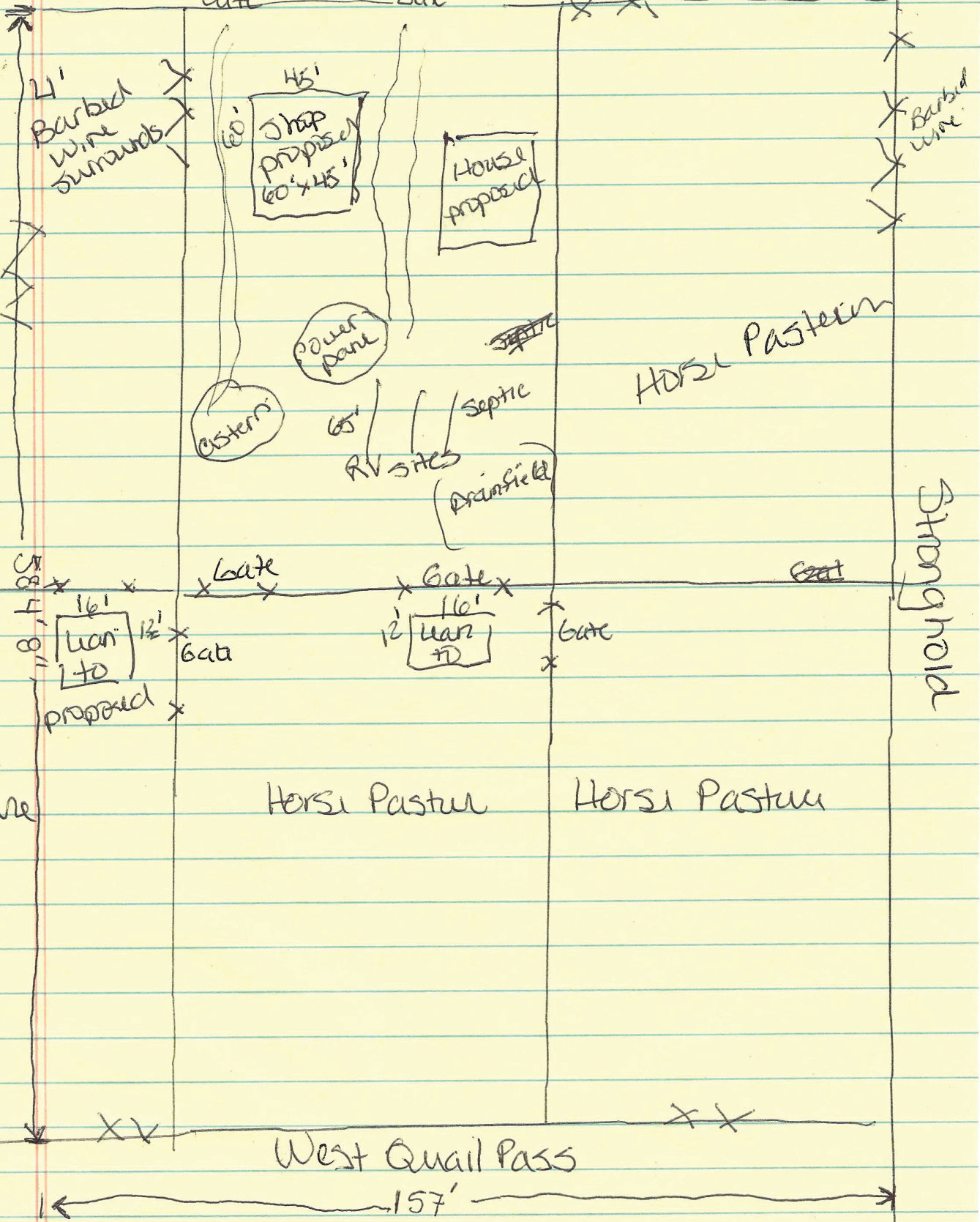
Date: January 28, 2026

NOT TO SCALE

West Justin Street

7.49 acres

Gate Gate



24' Barbed wire surround

45' Shop proposed 60' x 45'

House proposed

Power pane

Septic

RV sites

Drainfield

Horse Pasture

Stronghold

16' x 12' Lan proposed

16' x 12' Lan proposed

Horse pasture

Horse Pasture

Horse Pasture

West Quail Pass

157'